
CONDITIONAL USE PERMIT (CUP)

APPROVAL BY CITY COUNCIL



DEPARTMENT OF DEVELOPMENT SERVICES
10601 Magnolia Avenue
Santee, CA 92071
(619) 258-4100, Ext 167

THIS PACKAGE PROVIDES AN OVERVIEW OF THE CONDITIONAL USE PERMIT PROCESS FOLLOWED BY THE SUBMITTAL REQUIREMENTS AND APPLICATION FORMS

PURPOSE:

The Santee Zoning Ordinance delineates permitted uses for each zoning district of the City. Each zoning district also lists various "conditional uses" which are permitted subject to a use permit. The use permit process provides the City sufficient flexibility to determine whether a specific land use with unusual characteristics will be compatible with its environs, the General Plan, and the zoning on adjacent properties. In reviewing a use permit application the staff and City Council will evaluate such items as building placement and size, traffic generation, compatibility of the use with adjoining properties, and other related development impacts. Conditions may be imposed as necessary to ensure the project's compatibility with surrounding neighborhoods and the Santee General Plan. Conditional Use Permits (CUP) are described in Section 13.06.030 of the Santee Municipal Code.

PROCESS:

Pre-application

Projects which require a public hearing before the City Council must process a Pre-Application. The Pre-Application process is designed to identify those issues which may impact the design of the project early in the approval process. The applicant would submit the attached application and as many of the supporting documents as possible and pay the Pre-Application **fee**. The more project details provided the better review that can be conducted.

Engineering and Planning staff will review the submitted documents and will provide input on possible environmental concerns, General Plan and zoning requirements, traffic, site and design criteria. This early identification of issues will limit possible delays and plan revisions. Approximately four (4) weeks from the date of submittal a pre-application meeting ("Design Conference") will be held at City Hall. This meeting is an opportunity for the applicant to discuss comments with representatives of the Departments of Development Services, and Fire. The written comments from City staff and discussion at this meeting will be encapsulated in a letter to the applicant.

Application

After the pre-application meeting ("Design Conference") the applicant can redesign the project to incorporate any changes that may have been requested or required by City staff. An appointment shall then be made with the assigned Project Planner, prior to formal submittal. The applicant

should submit the completed formal application packet to the Department of Development Services. The Project Planner will review the materials to ensure that all of the required information is submitted. This completeness check shall be completed within 30 days of project submittal.

Project and Environmental Review

All environmental documents for submitted projects will be prepared by consultants hired by the applicant. The City of Santee will not prepare Negative Declarations, Mitigated Negative Declarations, or Environmental Impact Reports for submitted projects. After the application is submitted to the Department of Development Services, the site plans will be sent to the appropriate public agencies involved in the project for their review and comment. Once the proposed project has been deemed complete and after the completion of an Environmental Initial Study, an environmental determination will be made.

If City staff determines that no significant environmental impacts are anticipated, staff will direct the applicant to retain a consultant to prepare a Negative Declaration or Mitigated Negative Declaration. If City staff determines that the project will have a significant environmental impact, staff will direct the applicant to retain a consultant to prepare an EIR, which will be prepared and circulated for public review and comment.

City Council Hearing

Once the project is deemed complete, all issues addressed, and the environmental review process has been completed, the Project Planner will schedule item for a hearing before the City Council. The City Council will consider the recommendation of the Department of Development Services and will, at a public hearing, either approve the Tentative Map or Tentative Parcel Map as submitted, approve with modification(s), or deny the project.

Post Entitlement

If the map is approved, the applicant shall pay a document filing fee to the County Clerk and the California Department of Fish and Wildlife fee based on their level of CEQA review (State Law - AB3158). Contact the California Department of Fish and Wildlife for current fees (www.wildlife.ca.gov). The applicant shall also schedule a *Post-Entitlement meeting* with the Project Planner. The goal of the meeting is to ensure that all parties understand the conditions of approval, the expected project timeline, and the follow-on permitting process.

Note: Contact Santee Elementary School District at (619) 258-2320 and Grossmont Union High School District at (619) 644-8000 for their requirements.

SUBMITTAL CHECKLIST

1. Application:

- a. Completed and signed Conditional Use Permit Application Form
- b. Environmental Information Form
- c. Sewer & Water Availability Forms (signed by Padre Dam Municipal Water District). Print forms at <http://www.padredam.org/242/Development-Services>
- d. Storm Water Intake Form <http://www.cityofsanteeca.gov/index.aspx?page=585>
- e. Hazardous Waste Statement
- f. Ownership Disclosure Statement

2. Plans: (Eight copies 24" x 36" - collated, stapled and folded in sets to 8½" x 11" size and two sets 11" x 17")

- a. Site plan showing all existing easements on-site and all structures, uses, and driveways within 100 feet of the subject property
- b. Building elevations (with callouts showing building materials and colors to be used)
- c. Preliminary landscape plan
- d. Preliminary grading plan (showing all cut and fill areas, pad elevations, slope heights, and retaining walls) and improvement plan
- e. Floor plan
- f. PDF copy of plans in a disk/thumb drive

3. Title Report

- a. Three copies of current (not more than six months old) Preliminary Title Report and Grant Deed. The Preliminary Title Report shall have a copy of each easement referenced in the report.

4. Technical Studies / Special Exhibits (as required – three copies each)

- a. Geotechnical report
- b. Drainage study
- c. Storm Water Management Plan
- d. Biology Report prepared by a certified Biologist.
- e. Traffic Impact Study
- f. Hydraulic Analysis prepared in accordance with the City of Santee Flood Study (This is only for projects that are located within the floodplain). Please contact the Engineering Division at (619) 258-4100 x 168 for questions regarding the Hydraulic Analysis.
- g. Any other technical studies, documents, etc. as requested by Staff
- h. A PDF copy of all technical reports on a disk/thumb drive
- i. Color and materials board (one 11" x 17") showing samples and manufacturer's callouts of building materials

5. Public Notice Package

- a. One (1) set of San Diego County Assessor's map(s), prepared by a Title Company, marked-up showing the entire property outlined in red with a green line encircling the property at a distance of 300 feet from the property line. Each parcel lying wholly or in-part within the 300 feet shall have its Assessor's number colored yellow with a "highlighter" pen or yellow colored pencil. Assessor's maps must be 11" x 17" (full size) at true scale **and not reduced**.
- b. Two (2) sets of mailing labels and one (1) copy of mailing labels in the standard mailing address format (Avery Template 5360). The list of labels shall be prepared by a Title Company. The typed list must include all affected property owner's parcels highlighted in yellow as above; by Assessor's Parcel Number with names and address. The addresses must be the property owner and not the leaser or renter. In addition, the mailing list shall include the name and address of the subject property owner, applicant, and the agent or individual responsible for the request.
- c. If a mobile home park and/or a multi-family residential development are located within the 300 foot radius of the project site, an additional mailing label shall be provided for the occupant. The label shall be addressed to "Occupant" and shall include the Assessor's Parcel Number and address. *Contact staff to verify this requirement*
- d. Envelopes and stamps are not required. Costs associated with the required public mailing/noticing will be charged to the project deposit account.

6. Special Requirements for Wireless Communications Facilities (13.34.020 SMC)

- a. _____ Visual Impact Demonstration. Photo simulations, photo overlays, scaled models that adequately demonstrate the visual impact of the facility. A map shall be provide that show the wireless communication facility and a keyed location of the site of every photo simulation.
- b. _____ Provide a map and narrative description explaining the site selection process including information about other sites considered and the reason for their rejection.
- c. _____ A report listing the effective radiated power generated by the proposed facility and that the facility, as proposed, meets the FCC guidance and regulations for electromagnetic radiation.
- d. _____ The plans shall show all other wireless communications facilities on the property and those within 100 feet of the site. Describe the cumulative effects.
- e. _____ Noise study for any stand-by or emergency generators and other equipment as identified by staff.

7. Fees

- a. _____ Conditional Use Permit Application Deposit
- b. _____ Application for Environmental Initial Study Fee



CONDITIONAL USE PERMIT (CUP) APPLICATION

FOR DEPARTMENT USE ONLY

Department of Development Services
10601 Magnolia Avenue, Santee, CA 92071-1222
(619) 258-4100, Extension 167

Site Location: _____

Assessor Parcel Number(s): _____

1. Applicant Name: _____ Address: _____ _____ Phone: _____ Email: _____ Signature: _____ Print Name: _____	2. Property Owner Name: _____ Address: _____ _____ Phone: _____ Email: _____ Signature: _____ (Authorizing Applicant to Submit Application) Print Name: _____
3. Applicant's Representative Name: _____ Address: _____ _____ Phone: _____ Email: _____ Signature: _____ Print name: _____	4. Designer / Engineer Name: _____ Address: _____ _____ Phone: _____ Email: _____ Signature: _____ Print name: _____

5. Parcel Size (Acres): _____

6. Building Size (sq. ft.): _____

7. Existing Land Use: _____

8. General Plan Land Use Designation: _____

9. Zone Designation: _____

10. For Residential Projects:

A. Number of Units Proposed _____

B. Number of Lots Proposed _____

C. Project Density Proposed _____

11. DESCRIPTION OF PROPOSED USE

Describe below, or on an attached sheet if more space is required, the proposed use, its operation, the nature and type of buildings, structures and other facilities to be used and the types of services to be provided.

APPLICANT'S STATEMENTS OF JUSTIFICATION

Findings: Before approving a Conditional Use Permit, the City Council shall make certain findings that the circumstances prescribed below do apply. **On a separate sheet of paper, explain how your project meets the below findings:**

1. That the proposed use is in accord with the General Plan, the objectives of the Development Code, and the purposes of the district in which the site is located.
2. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed use complies with each of the applicable provisions of the Development Code.

I, the undersigned, under penalty of perjury, claim the information contained within this application is correct to the best of my knowledge.

Signed: _____
(applicant)

Please Print Name: _____

CITY OF SANTEE
ENVIRONMENTAL INFORMATION FORM

Permit Application: _____
Date Submitted: _____

1. **Project Title:** _____
2. **Proposed Use of the Site:** _____
3. **Project Location:** _____
4. **Project APN(s):** _____

- | | |
|-------------------------|-------------------------|
| 5. Applicant | Property Owner |
| Name: _____ | Name: _____ |
| Address: _____ | Address: _____ |
| City, State, ZIP: _____ | City, State, ZIP: _____ |
| Telephone: _____ | Telephone: _____ |

6. **Description of Project:** Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary. **Attach a site plan and vicinity map in 8 1/2" X 11" format.**
- _____
- _____
- _____

7. **Existing General Plan Designation:** _____ 8. **Existing Zoning:** _____

9. **Existing Conditions:** (Is the site currently served by the following?)

- | | | |
|------------------|------------------------------|-----------------------------|
| Paved Road | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Water Services | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Sewer Services | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Septic System | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Electric Service | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

10. **Surrounding Land Uses and Setting:** Briefly describe the project's surroundings, including plants, animals, any cultural, historic, or scenic aspects, type of land use, intensity of land use, and scale of development.

North: _____
South: _____
East: _____
West: _____

11. **Gillespie Field Airport Land Use Compatibility Plan (ALUCP):** Use the SD Airport Authority online tool <http://www.san.org/Airport-Projects/Land-Use-Compatibility#118025-gis-data> to answer the following:

- | | |
|--|---|
| Airport Influence Area (AIA) (Exhibit III-5): | Overflight Zone (Exhibit III-4): |
| <input type="checkbox"/> 1 | <input type="checkbox"/> Yes |
| <input type="checkbox"/> 2 | <input type="checkbox"/> No |
| <input type="checkbox"/> Not Applicable | |

Safety Zone (Exhibit III-2):

- 1
- 2
- 3
- 4
- 5
- 6
- None

Noise Contour (Exhibit III-1):

- < 60dB CNEL
- 60-65dB CNEL
- 65-70dB CNEL
- 70-75 dB CNEL
- 75+dB CNEL

Avigation Easement Area (Exhibit III-6):

- Yes
- No

FAA Height Notification Boundary (Exhibit III-3):

- Yes
- No

The entire Gillespie Field plan can be download from:
<http://www.san.org/Airport-Projects/Land-Use-Compatibility#118076-alucps>

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement, including those required by local regional, state, and federal agencies):

13. **TOPOGRAPHY:** Describe the existing topography of the site.

14. **WILL GRADING BE REQUIRED?** Yes No

CUT (CU/YDS): _____ FILL(CU/YDS): _____ PERCENT OF LOT GRADED: _____

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: _____

Applicant Signature

For (Name of the Property Owner)

ATTACHMENT

ATTACH ADDITIONAL SHEETS, AS NEEDED, TO FULLY EXPLAIN ANY OF THE ANSWERS TO THE FOLLOWING QUESTIONS

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on scenic vista?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings with a scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resource Board – Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

d) Result in the loss of forest land or conversion of forest land to non-forest use?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

c) Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

VI. ENERGY. Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

VII. GEOLOGY AND SOILS. Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

ii) Strong seismic ground shaking?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

iii) Seismic-related ground failure, including liquefaction?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

iv) Landslides?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

VIII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

X. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

i. result in substantial erosion or siltation on- or off-site;

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

iv. impede or redirect flood flows?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

XI. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

XII. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant

No Impact

Discussion:

XIII. NOISE. Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

XIV. POPULATION AND HOUSING. Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

XV. PUBLIC SERVICES. Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i. Fire Protection?
- ii. Police Protection?
- iii. Schools?
- iv. Parks?
- v. Other Public Facilities?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

XVI. RECREATION.

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

XVII. TRANSPORTATION. Would the project:

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

d) Result in inadequate emergency access?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

XVIII. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in the Public Resources Code section 5020.1(k), or

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

- Potentially Significant Impact Less than Significant with Mitigation Incorporated
 Less Than Significant Impact No Impact

Discussion:

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

Authority: Public Resources Code 21083, 21094.5.5

Reference: Public Resources Code Sections 21094.5 and 21094.5.5

**HAZARDOUS WASTE STATEMENT
CITY OF SANTEE**

Application Number:

Section **65962.5(f)** of the State of California Government Code requires that prior to the City of Santee accepting a development application; the applicant shall submit a signed statement indicating whether or not the project site has been identified as a hazardous waste or cleanup site.

Check the following sites for information:

- 1) California Department of Toxic Substance Control (DTSC):
<http://www.envirostor.dtsc.ca.gov/public/>

- 2) State Water Resources Control Board, Groundwater Ambient Monitoring and Assessment (GAMA):
<http://geotracker.waterboards.ca.gov/gama/>

- 3) State Water Resources Control Board (SWRCB), Water Data Library (WDL):
<http://www.water.ca.gov/waterdatalibrary/>

PROJECT SITE INFORMATION

PROJECT ADDRESS:

ASSESSOR'S PARCEL NUMBER (APN):

IS THE PROJECT SITE AS A HAZARDOUS WASTE OR CLEAN UP SITE:

DTSC : YES NO **CASE FILE:** _____ **DATE OF LIST:** _____

GAMA: YES NO **CASE FILE:** _____ **DATE OF LIST:** _____

SWQCB WDL: YES NO **CASE FILE:** _____ **DATE OF LIST:** _____

APPLICANT'S NAME/ADRESS:

PROPERTY OWNER'S NAME ADDRESS:

APPPLICANT'S PHONE / EMAIL:

APPLICANT'S SIGNATURE

DATE SIGNED:



City of Santee
Development Services Dept.
10601 Magnolia Avenue
Santee, CA 92071-1222
(619) 258-4100

OWNERSHIP DISCLOSURE STATEMENT

Project Title: _____ **Project No.** *For City Use Only* _____

Project Address: _____

Legal Status (please check):

- Corporation (Limited Liability –or– General) What State? _____
Corporate Identification No.: _____
- Partnership (list names below) Individual

(Type or Print Name of Partner)

Please list below the owner(s) and tenants(s) (if applicable) of the above referenced property. The list must include the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants, if known, who will benefit from the permit, all individuals, all corporate officers, and all partners in partnership who own the property).

Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property.

Name (type or print): _____

Name (type or print): _____

Title/Property Interest (type or print): _____

Title/Property Interest (type or print): _____

Street Address: _____

Street Address: _____

City/State/Zip: _____

City/State Zip: _____

Phone No.: _____

Fax No.: _____

Phone No.: _____

Fax No.: _____

Signature: _____

Signature: _____

FOR ADDITIONAL NAMES, PLEASE WRITE ON BACK OF THIS FORM – THANK YOU